LOTS 81 & 82
NORTH YULEE PB 2/26

BENNETTS PROPERTY SERVICES INC
P O BOX 8918
JACKSONVILLE, FL 32239

2024

50-3N-27-4720-0081-0000

BUILDING CHARACTERISTICS

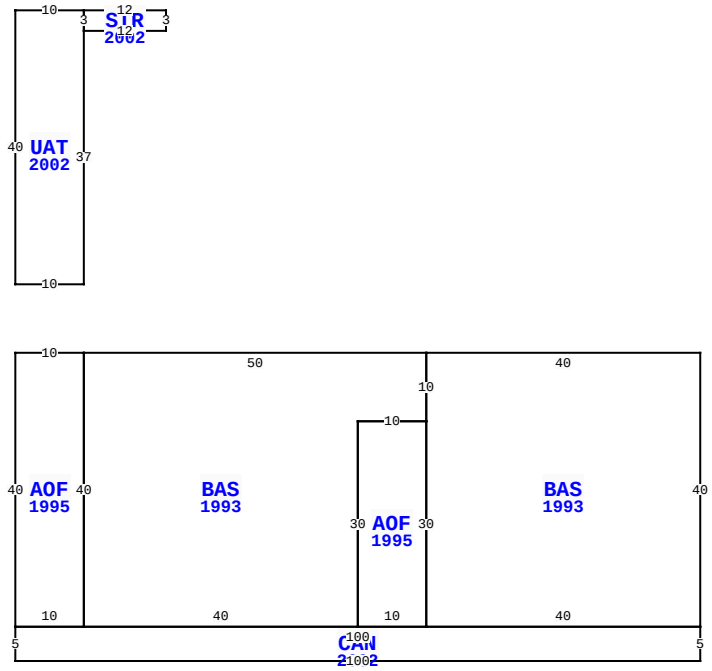
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 90
Interior Wall	05	DRYWALL 10
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		8 100
Frame	05	STEEL 100
Story Height		12 100
RMS		4 100
Stories	1.	1. 100
Class	00	. 100
Units		16 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	OO	OWNER OCC 100
Quality	03	Quality Level 03
DOR CODE	2500	REPAIR SERVICE
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4051.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	300	185	555	29,623
AOF	400	185	740	39,498
BAS	1,600	100	1,600	85,400
BAS	1,700	100	1,700	90,738
CAN	500	30	150	8,007
STR	36	10	4	214
UAT	400	10	40	2,135
TOTALS	4,936		4,789	255,613

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2501	06	4,789	88.9248	76.25	365,161	1986	1995	0	0	0	30.00	70.00

1 SERV SHOP – 0% - 0 Heated Area: 4040 HX Base Yr



851026 US HWY 17, YULEE

BLD DATE	09/02/2020	KK	LGL DATE	
XF DATE	09/02/2020	KK	LAND DATE	04/03/2023 DCA
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	255,613
TOTAL MARKET OB/XF VALUE	10,129
TOTAL LAND VALUE - MARKET	90,000
TOTAL MARKET VALUE	355,742
SOH/AGL Deduction	70,446
ASSESSED VALUE	285,296
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	285,296
TOTAL JUST VALUE	355,742
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	370,743

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2346/1541	3/11/2020	WD	Q	I	01	250,000
GRANTOR: REBELROAMER LLC						
GRANTEE: BENNETTS PROPERTY S						
1533/0194	10/30/2007	WD	U	I	06	100
GRANTOR: LEE STEPHEN R & CAROL						
GRANTEE: REBELROAMER LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W40 BAS=[YR=1993] W50 AOF=[YR=1995] W10 S40CAN=[YR=2002] S5 E100 N5 W100$ E10 N40$ S40 E40 N30E10N10$S10AOF=[YR=1995] W10S30E10 N30$S30 E40 N40$ PTR= N10W90 UAT=[YR=2002] N37 STR=[YR=2002] E12N3W12 S3$N3W10S40E10$ S10E90$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0803	ASPHALT C	0	0	0	0	7,883.00	SF	2.00	2.00	100	1986	1986	3	50	7,883	
2	0803	ASPHALT C	0	0	0	0	1,368.00	SF	2.00	2.00	100	1990	1990	3	50	1,368	
3	0400	CONC CURB	0	0	0	0	15.00	LF	15.00	15.00	100	1990	1990	3	68	153	
4	0402	CONC BUMPE	0	0	0	0	5.00	UT	25.00	25.00	100	1990	1990	3	68	85	
5	6001	ROLLUP DR	0	0	0	0	8.00	UT	400.00	400.00	100	1986	1986	3	20	640	

LAND DESCRIPTION

TOTAL OB/XF 10,129

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	002500	C	SRVC SHOPS	0	0004	CG	200.00	150.00	30,000.00	SF		1.00	1.00	1.00	3.00	3.00	90,000							

REVIEW DATE 09/02/2020 BY KK Total Acres: 0.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 08/06/2024 BY SYS